

27 BARR STREET, HOCKLEY, BIRMINGHAM, B19 3EH



TO LET

GROUND FLOOR RETAIL (ANCILLARY FIRST FLOOR)

1,430 sq.ft/132.85 sq.m

- Prominent position, situated at the intersection of Harford Street and Barr Street
- Glazed frontages/external security shutters
- Recessed, LED lighting
- Suitable to be utilised on the basis of a variety of uses
- The landlord will paint all external elevations, security shutters and remove historic signage, within 4 weeks from the date the lease documentation is completed.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent corner position, situated at the intersection of Barr Street and Harford Street.

Surrounding areas are commercial in nature, although benefitting from considerable regeneration/redevelopment – residential.

Harford Street provides direct access to Great Hampton Street (main arterial route – considerable traffic flow), which in conjunction with Constitution Hill/Old Snow Hill, provides direct access to Birmingham City Centre (circa, 0.5 of a mile south east).

Ease of access to Middle Ring Road.

DESCRIPTION

The subject premises provides 2 storey accommodation (split equally).

Display windows, fronting both Barr Street and Harford Street (external, electrically operated security shutters).

LED lighting.

Previously utilised on the basis of a convenience store, with ancillary storage.

Suitable to be utilised on the basis of a variety of uses.

Kitchen & toilet facilities.

ACCOMMODATION

1,430 sq.ft/132.85 sq.m

ASKING RENTAL LEVEL

£15,000

Payable quarterly in advance.

TERM

The property is available on the basis of a 3 year FRI lease agreement.

VAT

VAT is **not** applicable.

BUSINESS RATES

Ground Floor

Rateable Value - **£6,200**

Rates Payable circa, **£3,100**

First Floor

At present, the first floor does not attract a separate Business Rate Assessment.

Further information is available from the sole letting agents.

The landlord is in the process of obtaining a separate/combined rating assessment – ground and first floors.

It is likely Small Business Rates will apply.

MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage. No mains gas.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

For More Information Contact:

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SMB
Stephens McBride

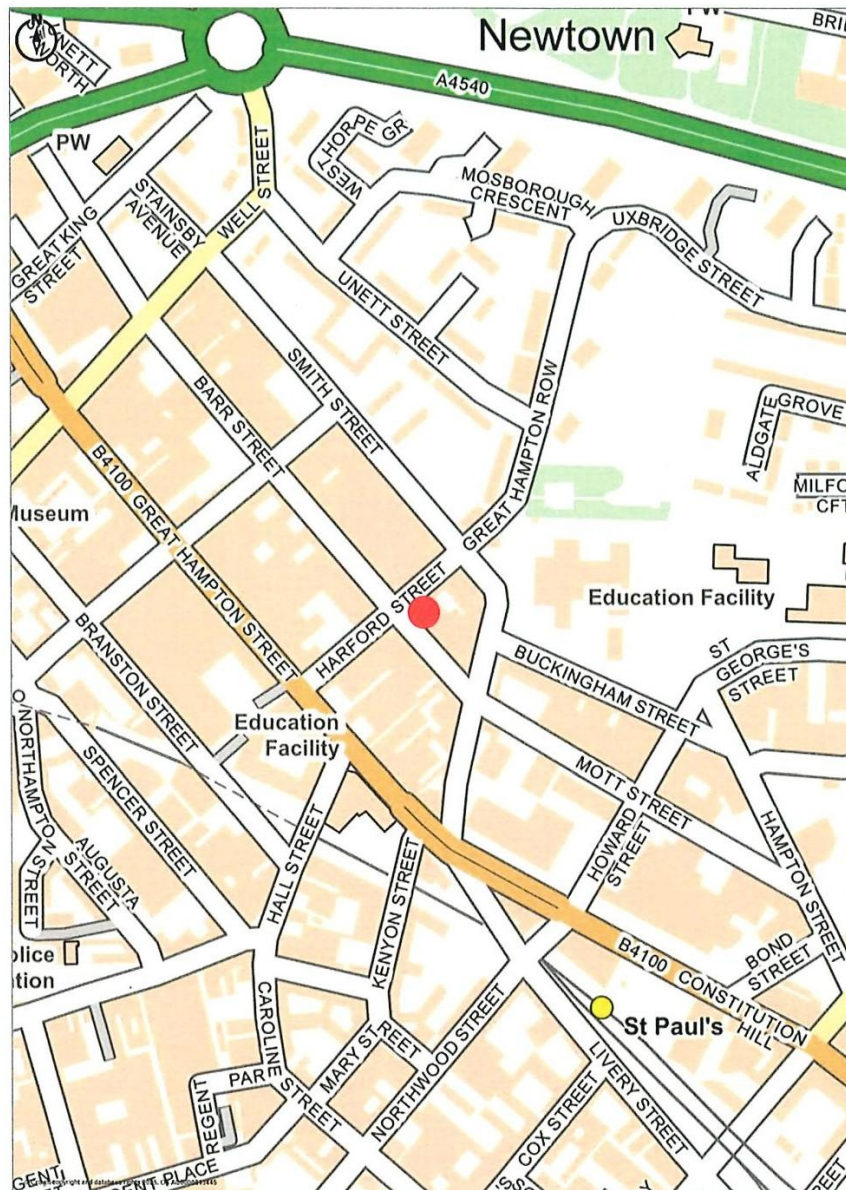
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.